SUMMERSVILLE LAKE SEASONAL CAMPING

MOUNTAIN LAKE CAMPGROUND

EXEMPTION PILOT

BACKGROUND

- In the early 90s, it was discovered that our Mountain Lake Campground lessee was allowing 18 campsites to be used as “permanent” campsites
  - “Permanent” meaning that the sites were occupied by the same people year after year, and that the camping units were never removed from the sites
- At that time, a corporate decision was made by the District not to remove, but not to approve the unauthorized activities
  - The appearance of permanent residency eventually became a problem by the placement of decks, trailer skirting, landscaping, garage canopies, etc.

PROUD TO BE AN AMERICAN

LOT NO. 229
THE LOUD CROWD
FRED + GLORIA

Wildwood
212

- In October 2004, the Mountain Lake Campground lease was revoked for non-payment of rent

- Prior to advertising for a new lessee, it was our desire to address unauthorized camping stays either by:

  - Enforcing the TRANSIENT USE condition of the new Commercial Concession Lease
    (no more than 30 days in a 60 consecutive day period)

    or
  - Establishing a Seasonal Camping Policy to regulate long-term camping activities

- Competing schools of knowledge and political involvement resulted in the decision being made at the LRH Corporate Board level

- In accordance with Chapter 8, a request for an exception in the length of stay policy for Huntington District to allow seasonal camping stays not to exceed nine months was forwarded for approval by the Division Engineer

- LRD was aware of differing positions regarding Seasonal Camping throughout the nation, so Huntington's proposed policy was coordinated at Headquarters level

POLICY

- Site specific to Mountain Lake Campground

  (could not obtain approval for District-wide implementation)

- Three-year Exemption Pilot
  - The District will formally evaluate the operability, viability, and desirability of the program utilizing lessee, project, and District experiences
  - Pros and cons will be addressed
  - Recommendation to LRD whether to continue
  - Kansas City and Omaha Districts initiatives may also be used in assessing the feasibility of developing a corporate policy on Seasonal Camping

- Number of Seasonal Camping Sites Limited
  - Mountain Lake is limited to not more than 10% of the total number of sites available for public camping
    - Currently 18 of 180 sites
    - Mountain Lake is expanding to 248 sites, so they may have 25 seasonal sites for next year
- Occupancy of Seasonal Campsites is 1 March through 30 November each year
  - One week is authorized on both sides of these dates for set up and take down by the campers or lessee
  - All equipment and personal property must be removed from the sites during Dec, Jan, and Feb

- Selection of Customers Eligible to Participate in the Seasonal Camping Program is Random
  - Initial year, existing campers were allowed to stay
    (2 left immediately; 14 more did not return after the first year)
  - Required new lessee to maintain a list of customers interested in obtaining a seasonal campsite (approximately 30 on list)
  - Seasonal campers are now selected by a random drawing of assigned numbers to those on the customer list
  - Allow one entry per camping unit, and one entry per household
    (i. e. two family members/friends cannot enter the same camper; and
    one family cannot enter more than one unit)
  - Seasonal campsites are not transferable
    (if the selected party can't occupy, the site must be turned back to the lessee)

- The placement or construction of temporary or permanent structures, appurtenances, or housekeeping activities that give the appearance of permanent habitation are prohibited such as:
  - Mailboxes
  - Decks/porches
  - Storage buildings
  - Gardens/flower beds/landscaping
  - Permanent clothes lines
  - Garage canopies
  - Trailer skirting
  - Tie downs
  - Removal of wheels/tongues

- Lessee will provide a map locating the seasonal camping sites as agreed upon by the lessee and the District
- Lessee responsible for enforcing prohibition on permanent habitation or the appearance thereof
- Lessee will assure that sites are vacant for the months of Dec, Jan, and Feb
- RE monitors compliance with assistance from other elements as appropriate

- In the event of noncompliance, RE will make every reasonable effort to resolve
  (may request assistance from local project)
- Circumstances of noncompliance will be documented for consideration of revocation of individual seasonal camping rights or overall continuation/termination of the program
- Communications/correspondence through RE
- If compliance is not accomplished as specified, seasonal camping authority may be revoked
- Serious violations may prompt overall review of the lease

GENERAL

LRH has “seasonal” camping activities ongoing at other leased campgrounds in the District

- “Seasonal” meaning that campsites are occupied during the recreation season with no appearance of permanency, and camping units are removed during the off-season

- Our original intent was to make the policy generic enough to deal with each area on a case-by-case basis

- Recommendations for continuance, elimination, and/or expansion of the program will be made after the three-year pilot ends

- If you are going to allow seasonal camping, guidelines need to be established to prevent “ownership” characteristics

QUESTIONS

OR

COMMENTS

??????????????????